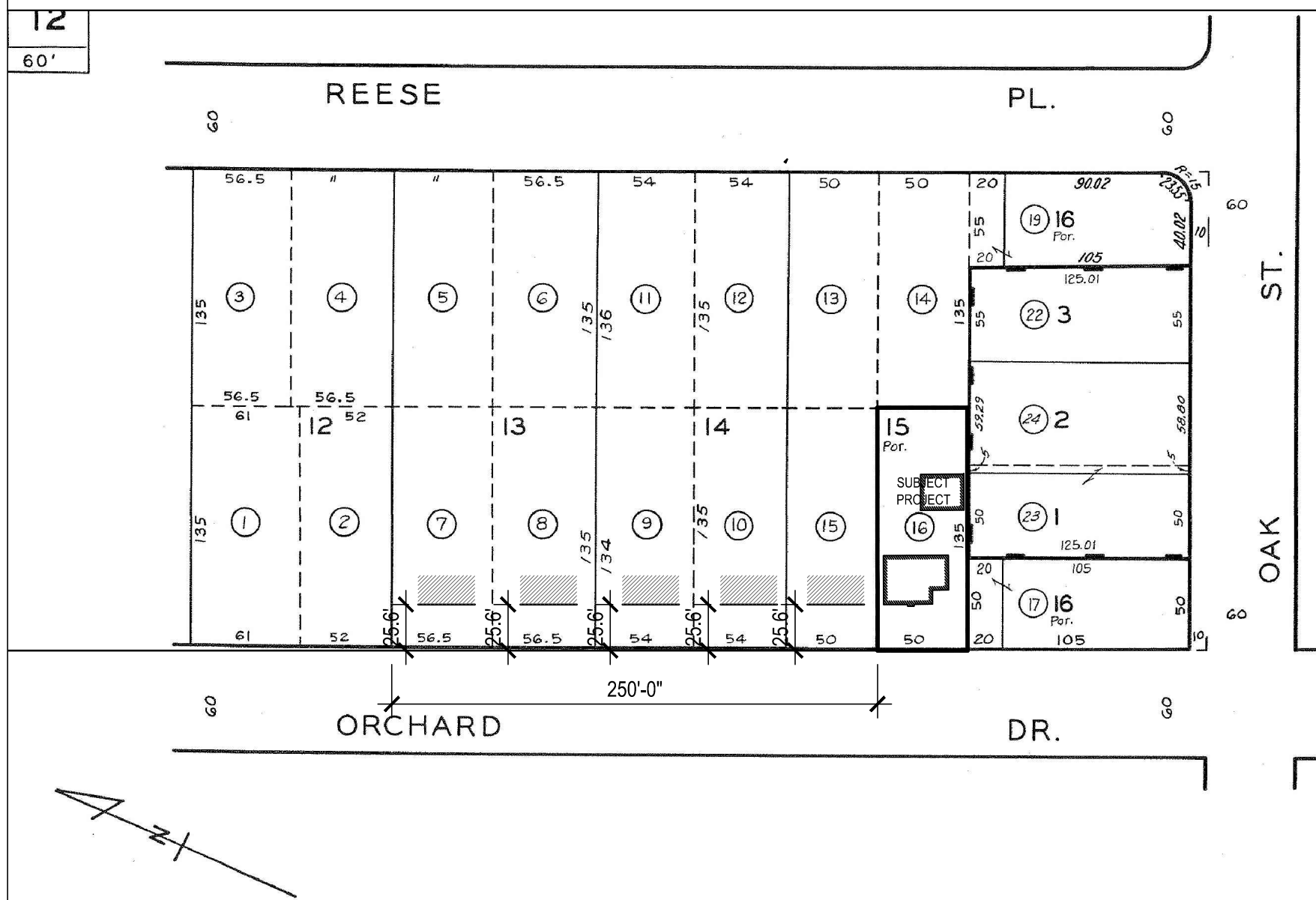


ABBREVIATIONS

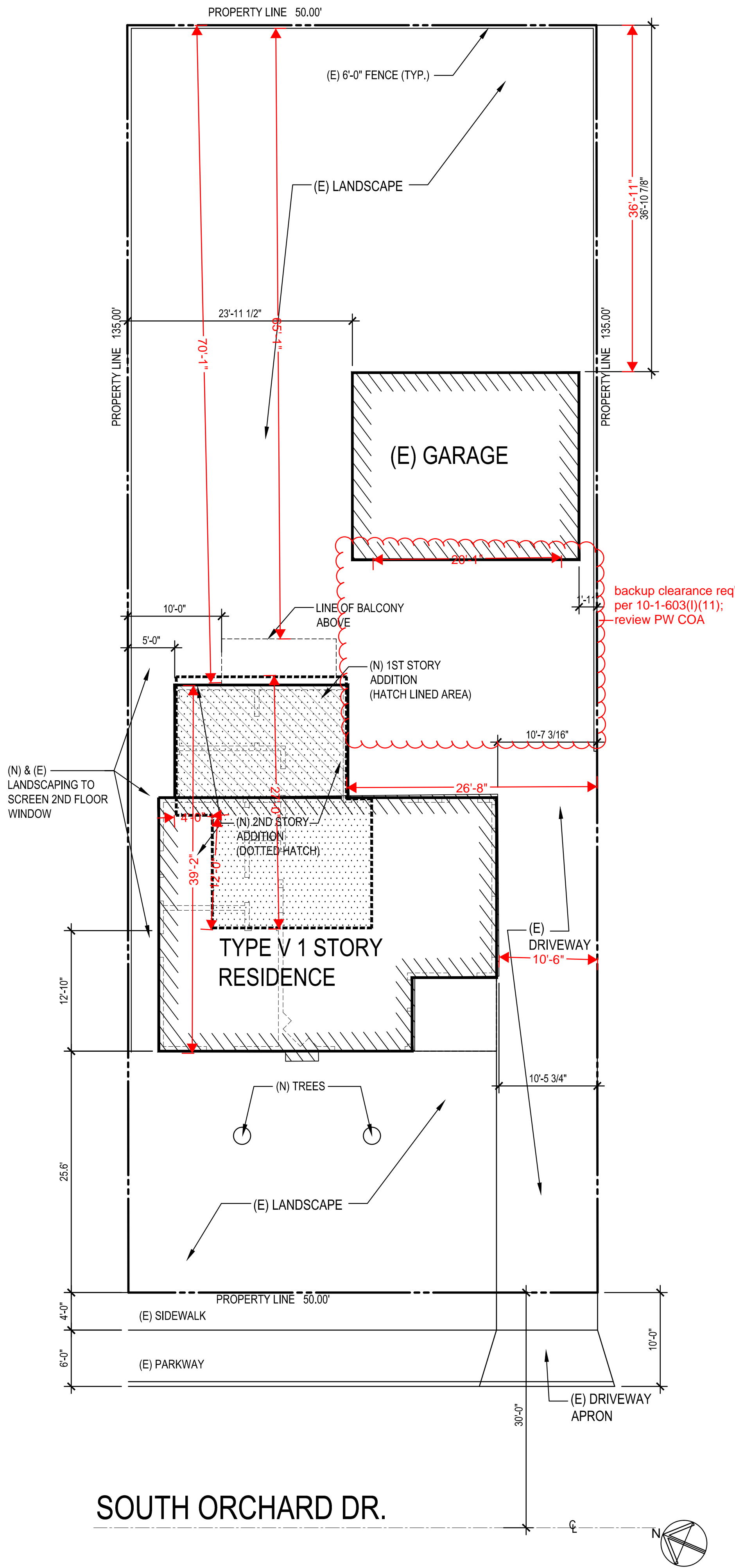
A/C	AIR CONDITIONINGS	HB	HOSE BIBB	SC	SOLID CORE
ACQUST.	ACOUSTICAL	HC	HOLLOW CORE	SD	STORM DRAIN
ADJ	ADJACENT	H.C.	HANDICAPPED	S.D.	SMOKE DETECTOR
ADJUST.	ADJUSTABLE	HDWR	HARDWARE	SEAL	SEALANT
AFF	ABOVE FINISH FLOOR	HDWR	HARDWARE	SECT.	SECTION
ALUM.	ALUMINUM	HM	HOLLOW METAL	SHT.	SHEET
ANOD	ANODIZED	HORZ	HORIZONTAL	SIM.	SIMILAR
ARCH	ARCHITECT(URAL)	HT	HEIGHT	SPECS.	SPECIFICATIONS
ASPH	ASPHALT	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SPK	SPEAKER
				SQ.	SQUARE
				SQ.FT.	SQUARE FEET
				S.S.	STAINLESS STEEL
				STD.	STANDARD
				STL	STEEL
				STRUCT	STRUCTURAL
				SUSP.	SUSPENDED
				SY	SQUARE YARD
				SYM	SYMMETRICAL
				SYST	SYSTEM
				TEL	TELEPHONE
				TEMP.	TEMPORARY
				THK.	THICK(NESS)
				T.C.	TOP OF CONCRETE
				T.O.D.	TOP OF DRAIN
				TOM	TOP OF MASONRY
				T.O.P.	TOP OF PARAPET
				T.O.R.	TOP OF ROOFING
				TR	TREAD
				TOS	TOP OF STEEL
				TV	TELEVISION
				TYP.	TYPICAL
				UNF	UNFINISHED
				U.N.O.	UNLESS NOTED OTHERWISE
				UR	URINAL
				V	VOLTS
				VCT	VINYL COMPOSITION TILE
				VERT.	VERTICAL
				VIF	VERIFY IN FIELD
				VWC	VINYL WALL COVERING
				W/	WITH
				WC	WALL COVERING
				W.C.	WATER CLOSET
				WD	WOOD
				W/O	WITHOUT
				W.R.	WATER RESISTANT
				WSCT	WAINSCOT
				WWF	WELDED WIRE FABRIC
				YD	YARD
DBL	DOUBLE	MTD	MOUNTED		
DEMO	DEMOLISH, DEMOLITION	MTL	METAL		
DF	DRINKING FOUNTAIN	MUL.	MULLION		
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT		
DIAG	DIAGONAL	N.T.S.	NOT TO SCALE		
DIM.	DIMENSION				
DN	DOWN				
DR	DOOR	O.A.	OVER ALL		
DS	DOWN SPOUT	O.C.	ON CENTER		
DTL	DETAIL	O.D.	OUTSIDE DIAMETER		
DWG	DRAWING	OD	OVER FLOW DRAIN		
		O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED		
(E)	EXISTING	OPG.	ONE SIDE		
EA	EACH	O.S.			
EJ	EXPANSION JOINT				
EMER	EMERGENCY	PART.	PARTITION		
EQ	EQUAL	PCF	POUNDS PER CUBIC FOOT		
ELEC.	ELECTRICAL	PERF	PERFORATED		
ELEV.	ELEVATION	PL	PLATE		
E.S.	EACH SIDE	PLAM	PLASTIC LAMINATE		
EW	ELECTRIC WATER COOLER	PLYWD	PLYWOOD		
EXIST.	EXISTING	POL	POLISH		
EXP	EXPOSED	PR	PAIR		
		PSF	POUNDS PER SQUARE FOOT		
FD	FLOOR DRAIN	PSL	POUNDS PER SQUARE INCH		
FE	FIRE EXTINGUISHER	PT	PAINT		
FEC	FIRE EXTINGUISHER CABINET	PTD	PAINTED		
FF	FINISH FACE	PWR	POWER		
F.G.	FINISH GRADE				
FH	FIRE HYDRANT	QT	QUARRY TILE		
FHC	FIRE HOSE CABINET				
FIN.	FINISH				
F.L.	FLOW LINE	RA	RETURN AIR		
FLR	FLOOR	RAD.	RADIUS		
FLUOR.	FLUORESCENT	RD	ROOF DRAIN		
F.O.S.(M,C)	FACE OF STUD (MASONRY, CONCRETE)	RE	REFERENCE, REFER TO		
		REF	REFRIGERATOR		
FS	FACE OF STUD	REINF.	REINFORCE(D)		
FT	FOOT	REQ'D	REQUIRED		
FTG	FOOTING	REV	REVISE(D)		
		RM	ROOM		
GA.	GAUGE	ROW	RIGHT OF WAY		
GALV.	GALVANIZED	RS	RISER		
GL.	GLASS				
GYP.BD.	GYPSUM BOARD				

AVERAGE FRONT SETBACK / PARCEL MAP



SITE PLAN / PLOT PLAN

SCALE: 1/8" = 1'-0"



ADDITION & ALTERATIONS TO THE RESIDENCE OF
PETER & KIM PENDERGEST
240 S. ORCHARD DRIVE BURBANK, CA 91506

PROJECT DATA

SCOPE OF WORK:	2 STORY ADDITION TO SFD. INTERIOR REMODEL TO 1ST FLOOR
LEGAL DESCRIPTION:	THE NORTHERLY 50 FEET OF THE SOUTHERLY 70 FEET OF THE WESTERLY 135 FEET OF LOT 15 IN TRACT 5987 AS PER MAP RECORDED IN BOOK 62, PAGE 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.
APN:	2444-012-016
ZONING:	R1
TYPE OF CONSTRUCTION:	VB
OCCUPANCY:	HOUSE - R3; GARAGE - U
LOT AREA:	6750 SQ. FT.
EXISTING HOUSE AREA:	900 SQ. FT. ~901 SQ. FT.
PROPOSED HOUSE	
FIRST FLOOR	1123.0 SQ. FT. (221.5 SQ. FT.-NEW)
SECOND FLOOR	485.8 SQ. FT.
TOTAL PROPOSED HOUSE	1608.8 SQ. FT.
BALCONY	60 SQ. FT.
(E) GARAGE	481 SQ. FT.
LOT COVERAGE	1123 (1ST FLOOR) + 71 (COVERED ENTRY PATIO) + 481 (GARAGE) = 1675 SQ. FT. 1675 / 6750 = 24.8%
FAR	6750 X 0.4 = 2700 SQ. FT. HOUSE = 1608.8 * < 2700 SQ. FT.
HEIGHT	22'-3" *FAR = 0.238 22'-3 3/4" and does not include detached garage in rear, 1st floor/open 2-sides covered front patio balcony (2nd floor)
(E) FRONT SETBACK (NO CHANGE)	25.6'
AVE. FRONT YARD SETBACK (SEE DIAGRAM)	25.6'
DEMOLITION CALCULATION	SEE DEMOLITION PLAN

SHEET INDEX

NO.	DESCRIPTION
CS.1	COVER SHEET, ABBREVIATIONS, PROJECT DATA, SHEET INDEX
G.1	GENERAL NOTES & SPECIFICATIONS
	ARCHITECTURAL
A-1	DEMO PLAN, FIRST FLOOR PLAN, DOOR & WINDOW SCHEDULE
A-2	SECOND FLOOR PLAN
A-3	ROOF PLAN
A-4	EXTERIOR ELEVATIONS
	ENERGY
T-1	TITLE 24
T-2	TITLE 24
T-3	TITLE 24
	STRUCTURAL
S-1	GENERAL NOTES AND SPECIFICATIONS
S-2	FOUNDATION PLAN AND FRAMING PLANS
S-3	DETAILS
S-4	DETAILS

PROJECT CONSULTANTS

STRUCTURAL ENGINEER:	BRICY CO. HENREIK TAN 818-710-1810
ENERGY:	ENERGLO 24 (888) 655-4156

BUILDING CODES

2016 CRC	2019 required
2016 CEC	
2016 CMC	
2016 CPC	
2016 CGBSC	
2016 CA ENERGY CODE	

CORRECTION NOTES

No.	Date	Revision
1	5-1-20	PLANNING CORRECTION
2		
3		
4		
5		
6		
7		
8		
9		
10		

JOEL MARIAS
DESIGN

5817 COMANCHE AVENUE
WOODLAND HILLS, CA 91367
WWW.JOELMARIASDESIGN.COM
EMAIL: JOEL@JOELMARIASDESIGN.COM
TEL: 818-887-3334
CELL: 818-635-8250

ADDITON &
ALTERATIONS TO THE
RESIDENCE OF

PETER & KIM
PENDERGEST

240 S. ORCHARD DRIVE,
BURBANK, CA 91506

COVER SHEET
ABBREVIATIONS
PROJECT DATA
SHEET INDEX
SITE PLAN

11-4-19	: Date
J. M.	: Designed
E. S.	: Drawn
J. M.	: Checked
	: Reviewed
	: Project Number
AS SHOWN	: Scale

CS.1

A. GENERAL NOTES

7. PROVIDE SUPPORTS AS REQUIRED FOR DUCTS, PIPING, AND MECHANICAL AND ELECTRICAL INSTALLATIONS. PROVIDE APPROVED SWAY BRACING FOR WATER HEATER AND ALL SUSPENDED EQUIPMENT.
8. ALL EXTERIOR DOORS SHALL HAVE A LANDING (MINIMUM 36" X 36"), FLOOR LEVEL AT LANDINGS SHALL BE 1" MAXIMUM OR 8" MAXIMUM PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. [1003.3.1.6]

MECHANICAL DIVISION OF BUILDING DEPARTMENT FOR INSTALLING A MECHANICAL VENTING SYSTEM PER MGD #92.

C. NOT USED

D. CONCRETE

E. REINFORCING STEEL

F. STRUCTURAL STEEL

G. MASONRY

H. LUMBER / FRAMING

FINISH CARPENTRY

1. FURNISH AND INSTALL ALL TRIM, DOORS/FRAMES, PANELING, SHELVING, ETC. INSTALL ALL FINISH HARDWARE, BATH ACCESSORIES, CABINET PLUMBS, ETC.
2. ALL JOINTS TO BE TIGHT, TRUE, AND SECURELY FASTENED, CORNERS NEATLY BUTTED, COPEd OR MITERED, WITH NAILS SET AND FREE OF TOOL MARKS.
3. WOOD WORK TO BE SCRIBED TO ADJOINING SURFACES, AND COMPLETELY SANDED AND PREPARED FOR FINISH.
4. ALL MATERIAL SHALL BE FULL LENGTH BOARDS WHEREVER POSSIBLE.
5. DOOR FRAMES SHALL BE SET PLUMB AND TRUE, RIGIDLY SECURED AND PROTECTED DURING THE COURSE OF CONSTRUCTION.
6. DOORS SHALL BE ACCURATELY CUT, TRIMMED AND FITTED TO FRAME AND HARDWARE WITH DUE ALLOWANCES FOR PAINTER'S FINISHES AND FLOORING. DOORS SHALL OPERATE FREELY BUT NOT LOOSELY OR HINGE DOWN WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.

K. THERMAL AND MOISTURE PROTECTION

1. SHEET METAL.
 - a. GALVANIZED SHEET METAL PER ASTM A 93 IN GAUGES NOTED ON DRAWINGS.
 - b. NAILS SHALL BE HOT DIPPED GALVANIZED.
 - c. RIVETS SHALL BE RUST RESISTANT COATED SOFT IRON.
 - d. SOLDER PER ASTM B32 50% LEAD, 50% TIN.
 - e. WHERE INDICATED ON DRAWINGS, PROVIDE COPPER FLASHING IN THICKNESS PER DETAILS. COPPER FLASHING SHALL NOT BE IN CONTACT WITH OTHER METALS. PROVIDE COPPER FASTENERS, ETC. FOR COPPER FLASHING INSTALLATION. ALL EXPOSED COPPER FLASHING TO BE CHEMICALLY TREATED TO PATINA WITHOUT DIPS OR RUNS. CONTRACTOR TO PROVIDE SAMPLE FOR OWNER AND ARCHITECT APPROVAL PRIOR TO INSTALLATION.
 - f. FABRICATE AND INSTALL ALL WORK IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTOR'S ASSOCIATION ARCHITECTURAL SHEET METAL MANUAL.
 - g. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
 - h. PROVIDE NECESSARY EXPANSION AND CONTRACTION JOINTS.
 - i. EXPOSED RAW EDGES SHALL BE DOUBLED BACK 1/4" MINIMUM.
2. SEALANTS
 - a. JOINTS SHALL BE CAULKED WITH ONE-PART, NON-SLAG, LOW MODULUS, MOISTURE CURING POLYURETHANE JOINT SEALANT, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY SEALANT AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND AIR INFILTRATION. SEALANT COLOR TO MATCH ADJACENT SURFACE COLOR.
 - b. EXTRUDED NEOPRENE PER ASTM D750.
 - c. FILL ALL JOINTS WITH FOAM-BEDDED, NON-CELLULOSE OPEN-CELL POLYETHYLENE FOAM ROOF BACKUP MATERIAL. TO PROVIDE A BOND BREAK AT BACK OF JOINT.

- | | | |
|----|----|--|
| 3. | a. | ALL EXTERIOR WALLS TO HAVE A MINIMUM 15 LB FELT UNDERLAY . |
| | b. | PROVIDE TWO LAYERS OF GRADE 2 PAPER UNDER EXTERIOR PLASTER APPLIED OVER WOOD SHEATHING (SHEAR RESIST) PER U.C. |
| | c. | CORROSION RESISTANT WEEP SCREEN WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING IS REQUIRED BELOW THE STUCCO AT THE FOUNDATION PLATE LINE AND 4" ABOVE GRADE MINIMUM OR 2" ABOVE PAVED AREA . |
| | d. | FLASH AT EXTERIOR OPENINGS WITH APPROVED WATERPROOF KRAFT PAPER AT LEAST 3" UNDER THE BUILDING PAPER BEHIND THE WALL COVERINGS . FLASH ALL WINDOW AND DOOR FRAME HEADS WITH GALVANIZED METAL PER SHEET METAL NOTE . |
| | e. | WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO CEILING OR NOT LESS 70' MINIMUM ABOVE THE DRAIN . |
| | f. | ALL SHOWERS FLOATED |
| | g. | DRY WALL FINISH: SMOOTH |
| | | |
| 4. | | INSULATION |
| | a. | ALL INSULATION SHALL COMPLY WITH ENERGY INSULATION STANDARDS ADOPTED IN THE 1992 MODEL ENERGY CODE IN THE APPENDIX OF THE 1994 U.C. . FACING MATERIALS SHALL HAVE MINIMUM RATINGS OF 36 FOR FRAME SPREAD AND 450 FOR SMOKE DENSITY. SEE TITLE 24 REQUIREMENTS SECTIONS FOR ADDITIONAL INFORMATION. |
| | b. | ALL WALLS TO HAVE R-13 BATT INSULATION UNLESS NOTED OTHERWISE ON PLANS, AND ALL CEILINGS TO HAVE R-30 BATT INSULATION UNLESS NOTED OTHERWISE. |
| | c. | INSTALL BATT BETWEEN JOISTS SPECIFICALLY FITTED AT ALL CEILING AREAS EXPOSED TO ROOF OR ATTIC AREAS AND BETWEEN STUDS AT ANY VERTICAL WALL AREAS EXPOSED TO THE EXTERIOR, TO ATTIC SPACES OR TO UNCONDITIONED SPACES. |

5. WATERPROOFING
- a. MEMBRANE WATERPROOFING WHERE INDICATED ON PLANS, PROVIDE "THERMONE 3000" WATERPROOFING MEMBRANE BY W.F. GRACE & CO., CORN., (800) 444-9459 I.A.R.R. #K4398, OR EQUAL. INSTALLATION TO BE PREPARED BY SKILLED AND QUALIFIED MECHANICS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- b. BELOW-GRADE WATERPROOFING FOR VERTICAL AND HORIZONTAL SURFACES, PROVIDE "BUTHTENE SYSTEM 4000" INCLUDES WATERPROOFING MEMBRANE, PROTECTION BOARD, PREFABRICATED DRAINAGE COMPOSITE, & MISC. MATERIALS TO EXECUTE COMPLETE INSTALLATION BY W.F. GRACE & CO., CORN., (800) 444-9459 I.A.R.R. #K4398, OR EQUAL. INSTALLATION TO BE PREPARED BY SKILLED AND QUALIFIED MECHANICS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- c. JOINT WATERPROOFING, PROVIDE "AKWASTOP" GASKET WATERSTOP BY COLLOID ENVIRONMENTAL TECHNOLOGIES COMPANY (CETCO), (800) 527-9548, OR EQUAL. INSTALLATION TO BE PREPARED BY SKILLED AND QUALIFIED MECHANICS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- d. PROVIDE FLASHING PROVIDED FOR "COLLOID ENVIRONMENTAL FLASHING" BY W.F. GRACE & CO., CORN., (800) 444-9459 I.A.R.R. #K4398, OR EQUAL. INSTALLATION TO BE PREPARED BY SKILLED AND QUALIFIED MECHANICS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

NOT USED

M. GYPSUM WALLBOARD

1. GYPSUM WALLBOARD SHALL BE "HARDROCK" 5/8" FIRE X CONFORMING TO ASTM C-36-92.
2. INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS WITH SCREW TYPE ATTACHMENT TO WOOD FRAMING.
3. CORNER REINFORCEMENT SHALL BE GALVANIZED STEEL TYPE. 90 DEGREE EDGES, UNLESS NOTED OTHERWISE.

N. LATH AND PLASTER

1. LATH SHALL BE 20 GAUGE WOVEN WIRE PLASTER BASE SELF-FURRED. ALL PLYWOOD SURFACE TO RECEIVE ONE LAYER OF 15# WATERPROOF FELT UNDER WIRE AND PAPER BACKING.
2. ALL CORNERS TO RECEIVE GALVANIZED STEEL EXPANDED FLANGE CORNER BEADS.
3. PLASTER FINISH TO BE A MINIMUM OF 7/8" AND CONFORM TO ASTM C 926 AND U.B.C. TABLE 25F. THE PLASTER FINISH TEXTURE SHALL BE STEEL-TROWELLED TO SMOOTH UNDLATING FINISH, MISSION STYLE. FINISH SHALL BE APPROVED BY OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE 2" X 2" SAMPLE FOR APPROVAL.

D. FLOORING

1. CERAMIC TILE: TILE TO BE INSTALLED IN STRICT ACCORDANCE WITH CERAMIC TILE INSTITUTE STANDARDS. VERIFY MANUFACTURER, SIZE, SHAPE, COLOR AND PATTERN WITH OWNER AND ARCHITECT.
2. STONE TILE FLOORING: TILE FLOORING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH CERAMIC TILE INSTITUTE STANDARDS TO PREPARED AND COMPLETELY CURED CONCRETE FLOOR. VERIFY SIZE, SHAPE, SPECIES AND PATTERN WITH OWNER AND ARCHITECT. ALSO INSURE PER MANUFACTURER'S SPECS. & INSTALLATION GUIDELINES.
3. ANTI FRACTURE MEMBRANE ON ALL STONE FLOORS & ALL WALLS WHERE SPECIFIED BY MANUFACTURER.

P. PAINTING

1. PROVIDE AND INSTALL "DUNN-EDWARDS", OR EQUAL, PAINT AND STAIN IN FINISHES AND COLORS AS DIRECTED BY THE OWNER AND ARCHITECT IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BY SKILLED MECHANICS TO COMPLETELY PREPARED SURFACES. HANDLE PAINT PRODUCTS IN A MANNER CONSISTENT WITH LOCAL AND STATE CODES AND ENVIRONMENTAL REGULATIONS.

Q. MECHANICAL AND PLUMBING

1. INSTALL COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH THE LATEST EDITION OF THE PLUMBING CODE AND LOCAL CODES. SYSTEM TO INCLUDE HOT AND COLD WATER, WATER HEATER AND RECIRCULATION PUMP, SOIL AND VENT PIPING, GAS PIPING, ETC.
2. ALL SYSTEM AND CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATION DOMESTIC HOT WATER PIPING SHALL BE INSTALLED AS REQUIRED BY THE LATEST EDITION OF THE PLUMBING CODE.
3. PLUMBING CONTRACTOR TO COORDINATE WITH THE FRAMING CONTRACTOR TO MINIMIZE MODIFICATION OF THE FRAMING, ESPECIALLY TOP PLATES, SHEAR WALLS AND STRUCTURAL MEMBERS. DRILL SMALLEST HOLE POSSIBLE THROUGH FRAMING.
4. WATER CLOSETS SHALL BE 1.28 GALLONS PER FLUSH, SHOWERHEADS (2 GPM @ 80psi) AND FAUCETS (1.5 GPM @ 60 psi). [UMC 402]
5. GAS-FIRED WATER HEATER COMPARTMENTS REQUIRE TWO 100 SQ. IN. NET AIR OPENINGS, DIRECTLY FROM OUTSIDE, EACH WITHIN 12" OF TOP AND BOTTOM AND MINIMUM 2" WIDE DOOR. WATER HEATER MUST BE STRAPPED FOR LATERAL SUPPORT. NOT ALLOWED IN ANY BEDROOM, BATHROOM OR ANY CLOSET THAT OPENS TO THESE. [UMC 507.3.1-5.1, 509, 510.5, 511, UMC 303.1.3].
6. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED 2" FOR EVERY ELBOW IN EXCESS OF TWO. 4" DIAMETER MIN., SMOOTH METAL DUCT [UMC 504.3 & 308]. DRYER EXHAUSTS SHALL TERMINATE AT LEAST 3 FEET FROM THE PROPERTY LINE AND FROM ANY OPENINGS INTO THE BUILDINGS [504.6 CMc]
7. COMBUSTION AIR FROM ATTIC SPACE THROUGH 26 GAUGE GALVANIZED STEEL SLEEVE, UNSCREENED, EXTENDING A MINIMUM OF 6" ABOVE CEILING JOISTS. THE ATTIC SHALL BE PROVIDED WITH ADEQUATE VENTILATION. [UMC 703].
8. COMBUSTION AIR FROM OUTSIDE AIR TO COMPARTMENT SHALL BE PROVIDED WITH 14" SCREEN AT THE OUTSIDE OPENING. ONE SQUARE INCH PER 4,000 BTU AND 1 SQUARE INCH PER 2,000 FOR HORIZONTAL DUCTS. [UMC 707, 7-7.4]
9. SEPARATE DUCTS SHALL BE PROVIDED FOR UPPER AND LOWER COMBUSTION AIR SUPPLY OPENINGS.
10. INSTALL A SEISMIC GAS SHUTOFF VALVE ON EACH FUEL GAS LINE FOR NEW BUILDINGS AND ALTERATIONS IN EXCESS OF \$10,000. CONTACT THE PLUMBING DIVISION FOR MORE INFORMATION.
11. SHOWERS AND TUB-SHOWERS: MAXIMUM TEMPERATURE OF 120° TO BE PROVIDED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES. [UMC 410.7].
12. HOSE BIBBS SHALL BE FITTED WITH A NON-REMOVABLE BACKFLOW DEVICE. [UMC 603.4.7]
13. ALL WATER CLOSET COMPARTMENTS SHALL HAVE A MINIMUM OF 30" CLEAR IN WIDTH AND A MINIMUM OF 24" CLEAR IN FRONT OF WATER CLOSET.
14. PROVIDE 30" VERTICAL CLEARANCE ABOVE COOKING TOP TO UNPROTECTED COMBUSTIBLE MATERIALS [906.1 CMc].
15. ALL WATER LINES TO BE 3/4" COPPER.
16. ALL WASTE LINES TO BE CAST IRON.

R. ELECTRICAL

1. ALL WORK SHALL BE IN FULL CONFORMANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVICE POWER AND COMMUNICATION COMPANIES.
2. ALL EQUIPMENT, SWITCHES AND OUTLETS INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WATERPROOF AND HAVE GROUND FAULT PROTECTION.
3. RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12" A.F.F.I.U.O.
4. ALL ELECTRICALLY OPERATED FIXTURES, OUTLETS, EQUIPMENT OR DEVICES WHETHER INSTALLED BY THE ELECTRICAL CONTRACTOR OR OTHERS SHALL BE FULLY CONNECTED.
5. ALL OUTLETS AT EXTERIOR, GRADE LEVEL ACCESS, IN BATHROOMS, IN GARAGES AND COUNTER TOPS WITHIN 6'-0" OF SINKS SHALL BE GROUND FAULT PROTECTED.
6. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED AT THE EXTERIOR SIDE OF OUTDOOR ENTRANCES AND EXITS. [NEC 210-70(A)].
7. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED. MINIMUM 40 LUMENS / WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS (FLUORESCENT LIGHTS).
8. PROVIDE A RECEPTACLE OUTLET WITHIN SIX FEET OF ANY POINT ALONG WALLS IN LIVABLE ROOMS [210-52(a) NEC].

S. GLASS AND GLAZING

1. ALL GLASS USED FOR GLAZING EXTERIOR OPENING SHALL BE LIMITED IN AREA AND IN THICKNESS AS PER SECTIONS 2403 & 2404.
2. GLASS TUB AND SHOWER ENCLOSURES, DOORS AND PANELS MUST BE 3/8" FULLY TEMPERED GLASS AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 6" ABOVE THE DRAIN. [2512 UBC, 412.7 UPC]
3. ALL GLASS LESS THAN 18" ABOVE ADJACENT WALKING SURFACE SHALL BE FULLY TEMPERED PER ANSI STANDARD 297.1. SECTION 9124064.
4. ALL SLIDING GLASS DOORS AND GLAZING IN DOORS SHALL BE TEMPERED GLASS.
5. GLAZING WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE SHALL BE TEMPERED.

W. MISCELLANEOUS

1. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON GARAGE SIDE AT WALLS AND CEILING BETWEEN HOUSE AND GARAGE, AS INDICATED ON FLOOR PLANS.
2. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING OF ENCLOSED USABLE SPACE UNDER STAIRS.
3. ONE WINDOW PER BEDROOM SHALL PROVIDE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM NET CLEAR OPENABLE WIDTH OF 20" AND A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24", AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
4. RAILINGS: HORIZONTAL GUARDRAILS SHALL BE 36" HIGH (MINIMUM) FROM FINISH FLOOR. STAIR HANDRAIL SHALL BE 34" (MINIMUM) TO 38" (MAXIMUM) ABOVE NOSING OF TREAD. HANDRAIL GUARD(S) SHALL BE PROVIDED ON BOTH SIDES OF STAIRS. SPACES BETWEEN VERTICALS, HORIZONTALS, OR OTHER ORNAMENTAL GRILLWORK SHALL BE PLACED IN SUCH THAT A SPHERE OF 4" IN DIAMETER DOES NOT PASS THROUGH.
5. GAS-FIRED SPACE HEATING EQUIPMENT SHALL BE INTERMITTENT IGNITION DEVICES.
6. PROVIDE AN 18" HIGH PLATFORM AS SHOWN ON PLAN FOR GAS-FIRED EQUIPMENT (I.E. WATER HEATER, ETC.) WHEN INSTALLED IN THE GARAGE. SET THE FLAME LEAVE A MINIMUM OF 24" ABOVE THE FLOOR. USE PLYWOOD WITH "A" FACE FOR PAINTING.
7. EXHAUST FAN AT BATHS AND SERVICE ROOMS SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR.
8. INSTALL DUCT INSTALLATION TO REDUCE NOISE IN F.A.U. RETURN AIR PLenums.
9. PROVIDE ATTIC VENTILATION EQUAL TO 1/150 OF ROOF AREA MINIMUM.

- draフトSTOPPING:

 - a. SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION. §17.103.3.1.2
 - b. SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION. §17.103.3.1.2
 - c. SHALL BE REQUIRED ABOVE AND IN LINE WITH WALLS SEPARATING TENANT SPACES FROM EACH OTHER AND FROM OTHER USES. §17.103.3
11. UNPROTECTED OPENINGS ARE PROHIBITED IN ENVELOPE PROTECTION TYPE CEILINGS. ALL DUCT OPENINGS REQUIRE FIRE DAMPERS AND ARE LIMITED IN AREA TO 100 SQ. IN. IN ANY 100 SQ. FT. OF CEILING. ACCESS OPENINGS REQUIRE 1-HOUR FIRE RATED ASSEMBLIES WITH CLOSING DEVICES APPROVED BY THE DEPARTMENT. §17.110.2
12. AR-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TANKS. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER INPUT PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE P-CC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.
13. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.
14. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS, CAULK PLUMBING AND ELECTRICAL PENETRATIONS. ALL WINDOW AND DOOR FRAMES, BETWEEN WALL, SOLEPLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE. ALL EXTERIOR OPENINGS SHALL BE PROPERLY WEATHERSTRIPPED, CERTIFIED, AND LABELED.
15. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.
17. EXIT DOORWAYS SHALL BE NOT LESS THAN 3'-0" X 6'-8" (WIDTH X HEIGHT) PROJECTIONS, INCLUDING PANIC HARDWARE, SHALL NOT REDUCE THE OPENING TO LESS THAN 32" CLEAR WIDTH. §17.1003.3.1.3
- PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS WITHIN A DWELLING UNIT.
19. ALL INSULATION MATERIAL SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARD FOR INSULATING MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.

K. SECURITY NOTES

1. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NONREMOVABLE HINGE PINS. HINGES SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROTECTION, THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. 916711(g).
2. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJOINING ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. 916722(a).
3. ALL OPENINGS IN AN EXTERIOR WALL AND LESS THAN 16 FEET ABOVE ANY ADJOINING GRADE, ACCESSIBLE TO THE PUBLIC OR OTHER TENANT, AND OPENINGS IN ENCLOSING PARTITIONS OF A DWELLING UNIT, PRIVATE GARAGE, GUESTROOM OR SINGLE TENANT NONRESIDENTIAL AREA ARE SECURITY OPENINGS. (SEE 916705 FOR DEFINITION OF SECURITY OPENING).
4. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. 916711(f) SHOW MEANS OF SECURING INACTIVE LEAF OF DOUBLE DOOR AND UPPER LEAF OF DUTCH DOOR. 916711(c).
5. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THE SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. 916720
6. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. 916722(c).
7. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS UNLESS SIZED AS REQUIRED HEREIN FOR STILES AND RAILS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. 916711(a)(2).
8. PROVIDE DOOR VIEWERS, VIEW PORTS, OR VIEWING WINDOWS FOR DWELLING AND GUESTROOM ENTRANCE DOORS. (ALSO SEE 916720).
9. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FEET OF THE UTILITY POLE OR SIMILAR STRUCTURES. 916707.
10. SECURING OF METAL OR WOOD OR SLIDING DOORS SHALL BE AS PER SECTION 916713.
11. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 916712 & 916722(a).

[illegible]

JOEL MARIAS
DESIGN

5817 COMANCHE AVENUE
WOODLAND HILLS, CA 91367

WWW.JOELMARIASDESIGN.COM
EMAIL: JOEL@JOELMARIASDESIGN.COM
TEL: 818-887-3334
CELL: 818-635-8250

ADDITON &
ALTERATIONS TO THE
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PENDERGEST

240 S. ORCHARD DRIVE,
BURBANK, CA 91506

GENERAL NOTES

11-4-19	: Date
J. M.	: Designed
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	: Reviewed
	: Project Number
AS SHOWN	: Scale

G.1

DEMOLITION CALCULATIONS

(E) TOTAL EXTERIOR WALLS = 126'

(D) DEMO (E) EXTERIOR WALLS = 21'-1"

EXISTING	DEMO
12'-4" (E)	13'-7" (D)
1'-9" (E)	2'-6" (D)
10' (E)	5'-0" (D)
27'-0" (E)	
36'-0" (E)	
27'-0" (E)	
TOTAL	104'-11" (E) 21'-1" (D)

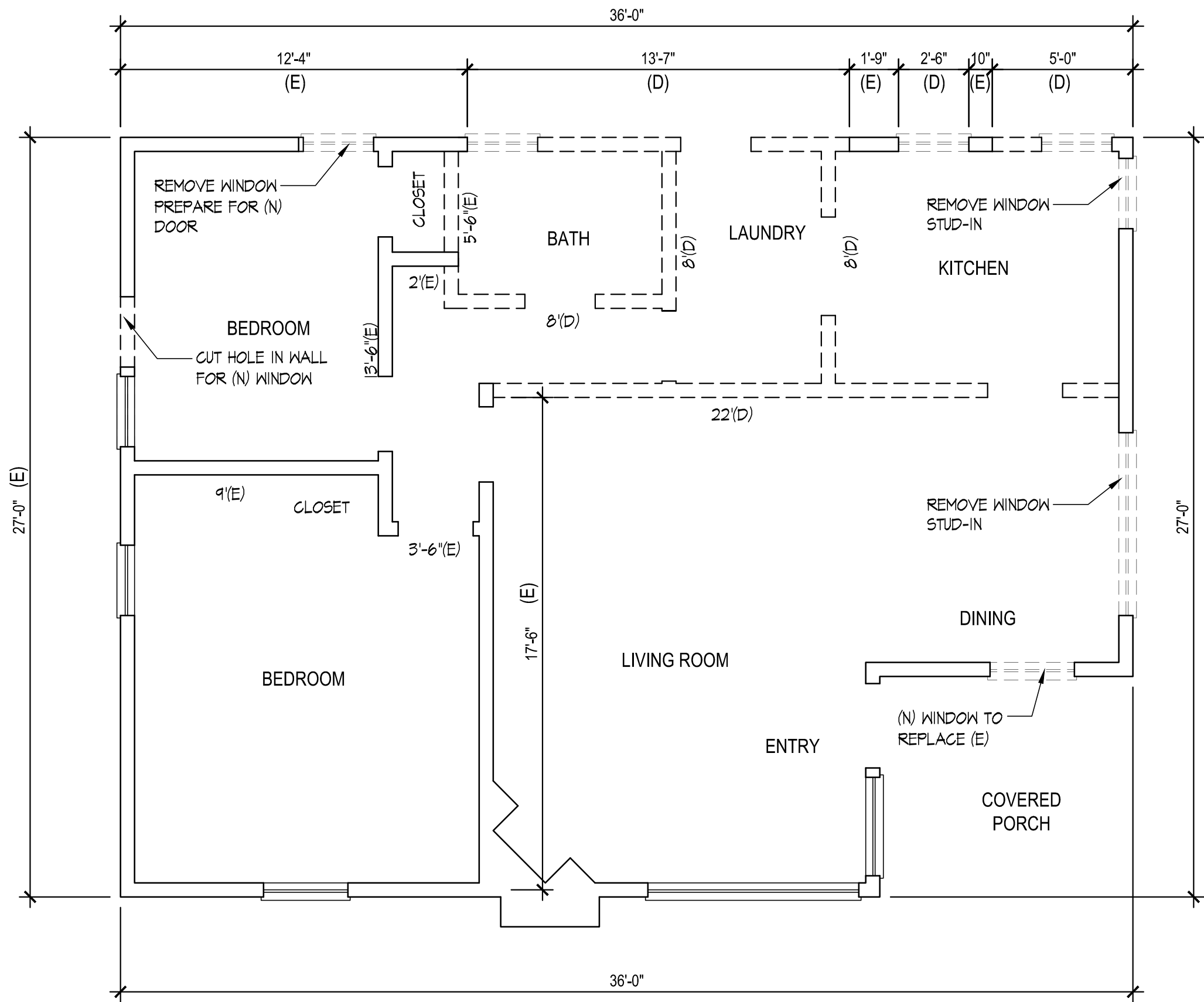
(E) INTERIOR WALLS = 97'

(D) DEMO (E) INTERIOR WALLS = 46'

EXISTING	DEMO
13'-6" (E)	22'-0" (D)
2'-0" (E)	8'-0" (D)
9'-0" (E)	8'-0" (D)
3'-6" (E)	8'-0" (D)
17'-6" (E)	5'-6" (D)
TOTAL	45'-6" (E) 51'-6" (D)

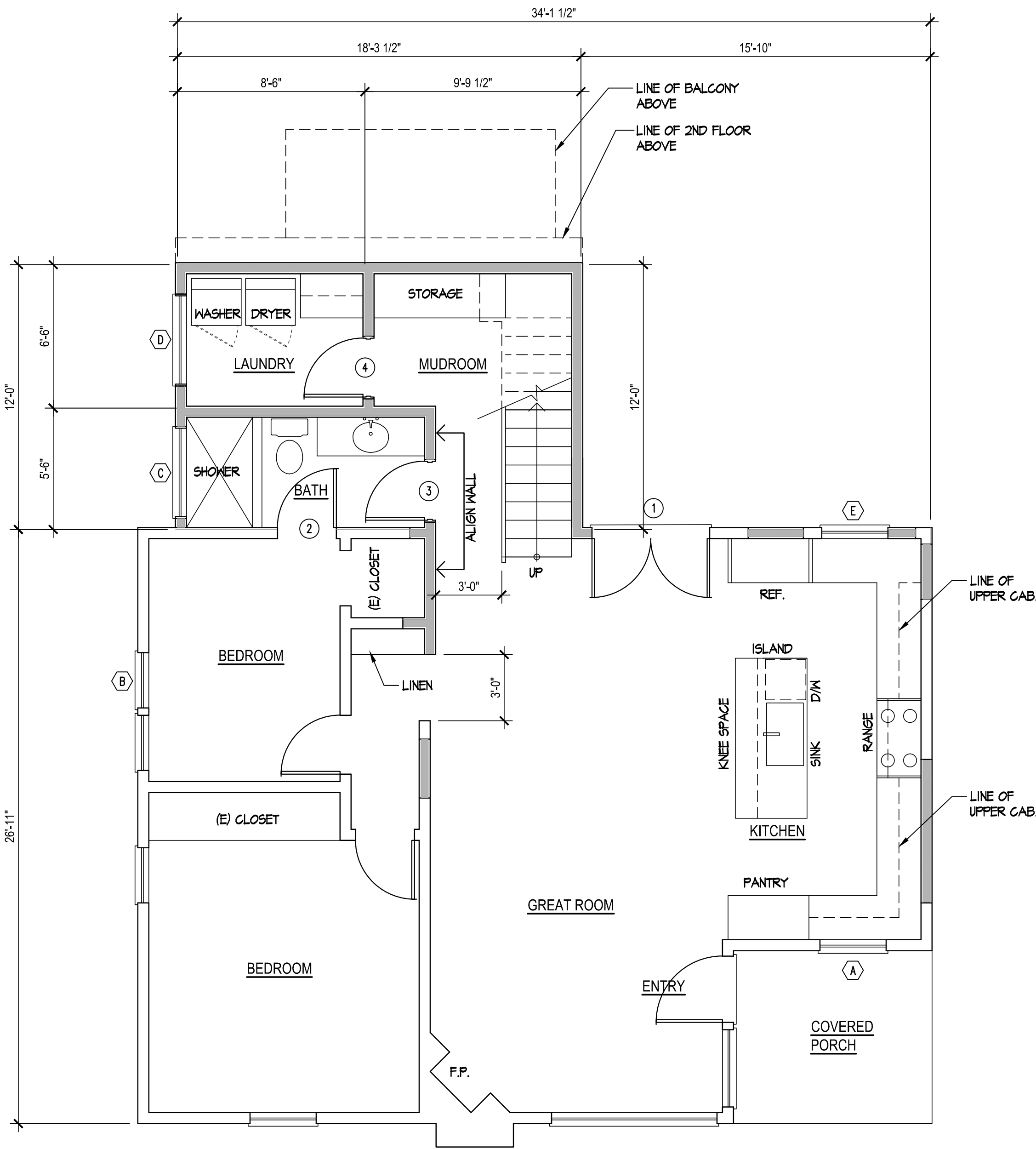
TOTAL WALLS

EXTERIOR (126') + INTERIOR (97') = 223'
DEMOLITION EXTERIOR (21.1') + INTERIOR (51.5') = 72.6'
72.6' / 223' = 32.6% WALLS REMOVED



FIRST FLOOR DEMO PLAN

SCALE 1/4" = 1'-0" 1



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0" 2

LEGEND

- NEW WALL 2 X 4 @16" O.C. FOR INT. WALLS U.N.O.
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ENERGY STAR® COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT TO BE DUCTED OUTSIDE OF BUILDING (50 CFM MIN)

No.	Date	Revision
1	5-1-20	PLANNING CORRECTION

JOEL MARIAS
DESIGN

5817 COMANCHE AVENUE
WOODLAND HILLS, CA 91367
WWW.JOELMARIASDESIGN.COM
EMAIL: JOEL@JOELMARIASDESIGN.COM
TEL: 818-887-3334
CELL: 818-635-8250

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WINDOW SCHEDULE

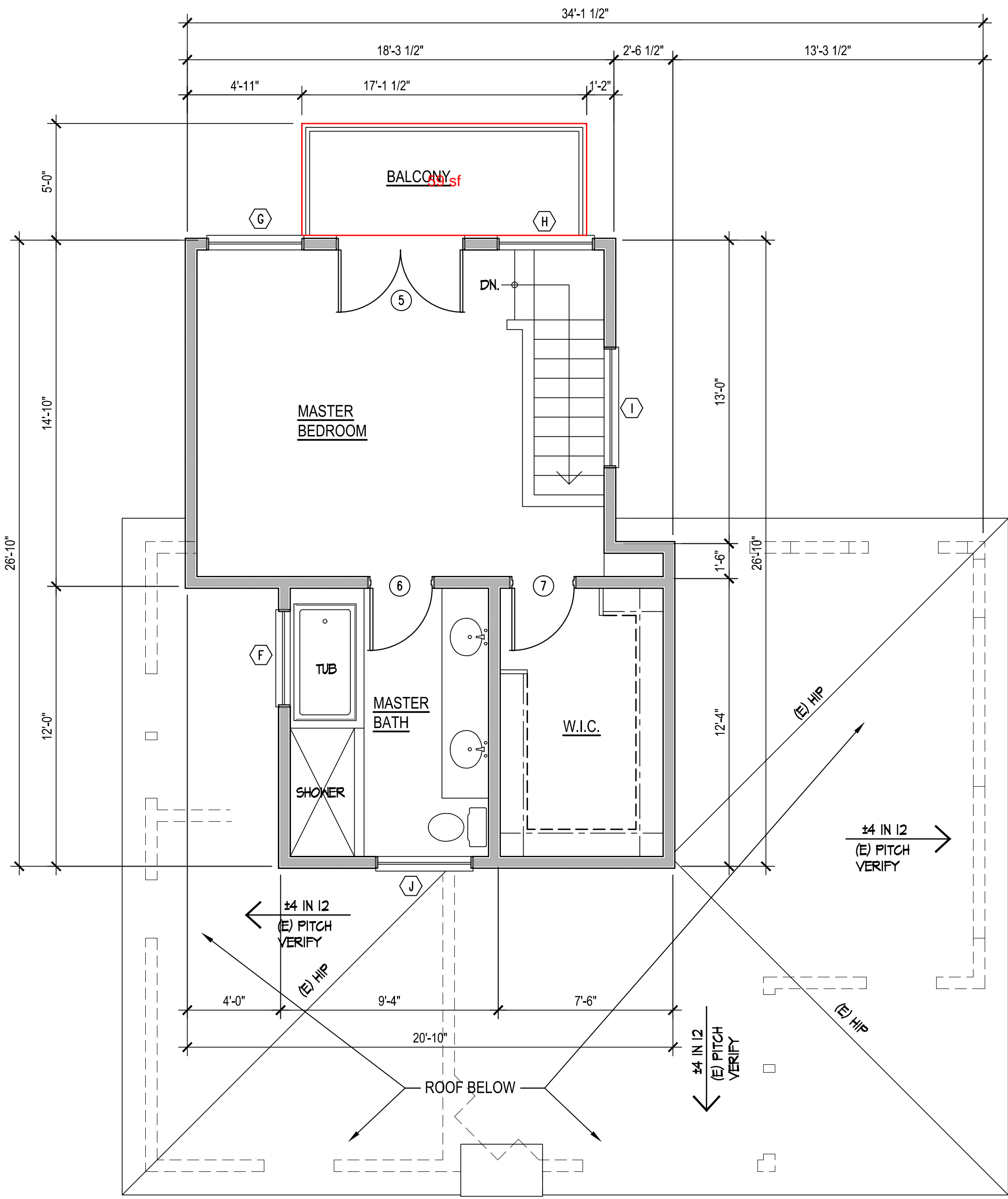
MARK	SIZE		GLASS	WINDOW				FRAME MATERIAL	REMARKS
	WIDTH	HEIGHT		DOUBLE HUNG	SLIDING	CASEMENT	FIXED		
A	3'-0"	4'-0"	DBL	■				VINYL (MATCH EXISTING)	
B	2'-6"	4'-0"	DBL	■				VINYL (MATCH EXISTING)	
C	1'-0"	4'-0"	DBL		■			VINYL (MATCH EXISTING)	
D	4'-0"	4'-0"	DBL	■				VINYL (MATCH EXISTING)	
E	3'-0"	4'-0"	DBL	■				VINYL (MATCH EXISTING)	
F	4'-0"	4'-0"	DBL	■				VINYL (MATCH EXISTING)	
G	4'-0"	4'-0"	DBL	■				VINYL (MATCH EXISTING)	
H	4'-0"	4'-0"	DBL	■				VINYL (MATCH EXISTING)	
I	5'-0"	5'-0"	DBL	■				VINYL (MATCH EXISTING)	
J	4'-0"	2'-6"	DBL	■				VINYL (MATCH EXISTING)	
K									

DOOR SCHEDULE

MARK	SIZE			DOOR					REMARKS
	WIDTH	HEIGHT	THICK	SWING	SLIDING	POCKET	SINGLE	PAIR	
1	5'-4"	6'-8"	1 3/4"	■				■	SILL PAN; FULLY WEATHERSTRIPPED; DBL GL.; TEMPERED; FRENCH DOORS
2	2'-8"	6'-8"	1 3/8"	■			■		MATCH (E) DOORS
3	2'-8"	6'-8"	1 3/8"	■			■		MATCH (E) DOORS
4	2'-8"	6'-8"	1 3/8"	■			■		MATCH (E) DOORS
5	5'-4"	6'-8"	1 3/4"	■				■	SILL PAN; FULLY WEATHERSTRIPPED; DBL GL.; TEMPERED; FRENCH DOORS
6	2'-8"	6'-8"	1 3/8"	■			■		MATCH (E) DOORS
7	2'-8"	6'-8"	1 3/8"	■			■		MATCH (E) DOORS

DEMO AND
PROPOSED FIRST
FLOOR PLAN

11-4-19	: Date
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E. S.	: Drawn
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	: Reviewed
	: Project Number
AS SHOWN	: Scale



SECOND FLOOR PLAN

SCALE
1/4" = 1'-0"

1



LEGEND

- NEW WALL 2 X 4 @ 16" O.C. FOR INT. WALLS U.N.O.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ENERGY STAR COMPLIANT EXHAUST FAN
CONTROLLED BY HUMIDISTAT TO BE DUCTED
OUTSIDE OF BUILDING (50 CFM MIN)

No.	Date	Revision
1	5-1-20	PLANNING CORRECTION



5817 COMANCHE AVENUE
WOODLAND HILLS, CA 91367
WWW.JOELMARIASDESIGN.COM
EMAIL: JOEL@JOELMARIASDESIGN.COM
TEL: 818-887-3334
CELL: 818-635-8250

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SECOND FLOOR
PLAN

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DESIGN

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WOODLAND HILLS, CA 91367
WWW.JOELMARIASDESIGN.COM
EMAIL: JOEL@JOELMARIASDESIGN.COM
TEL: 818-887-3334
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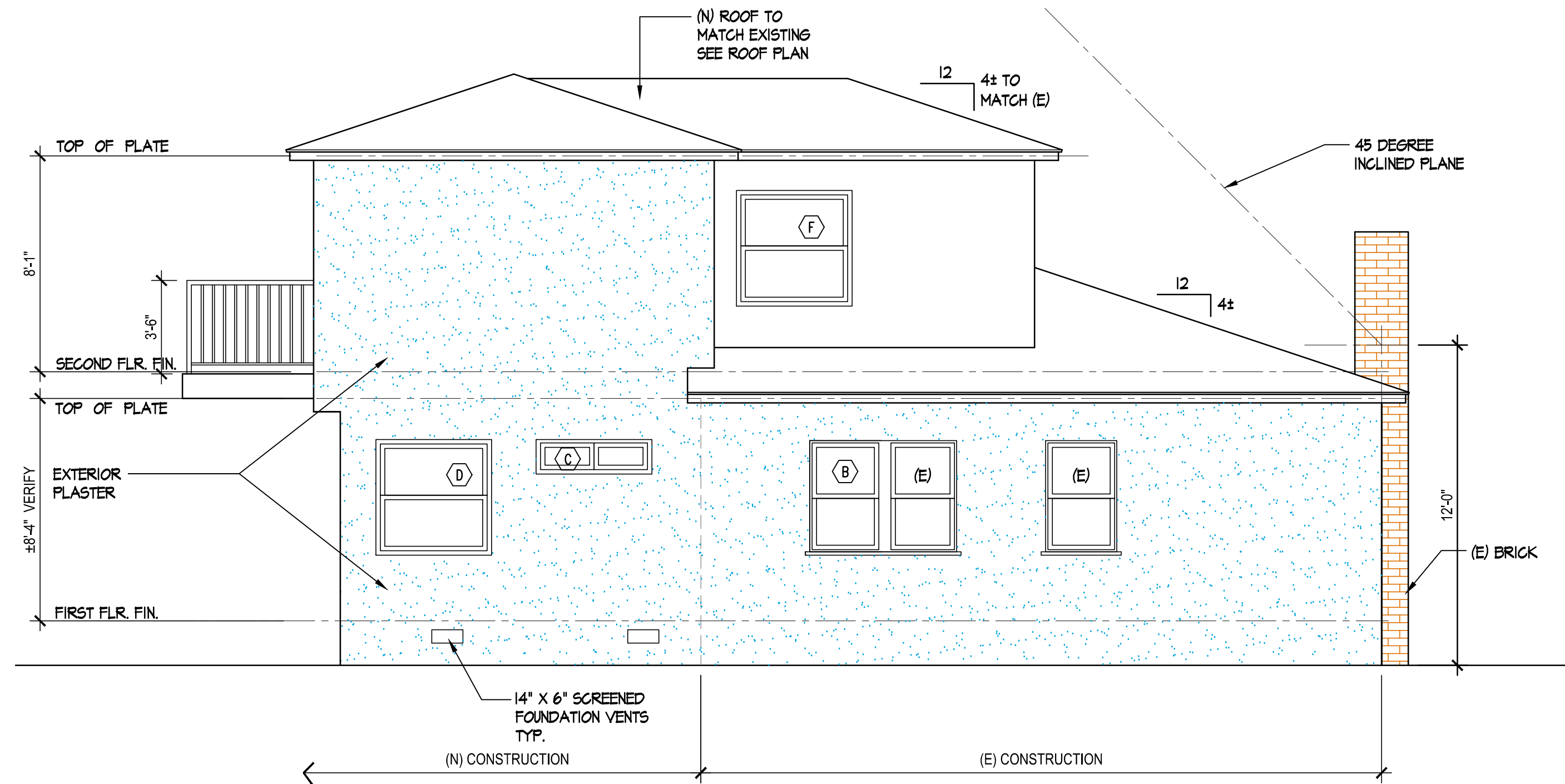
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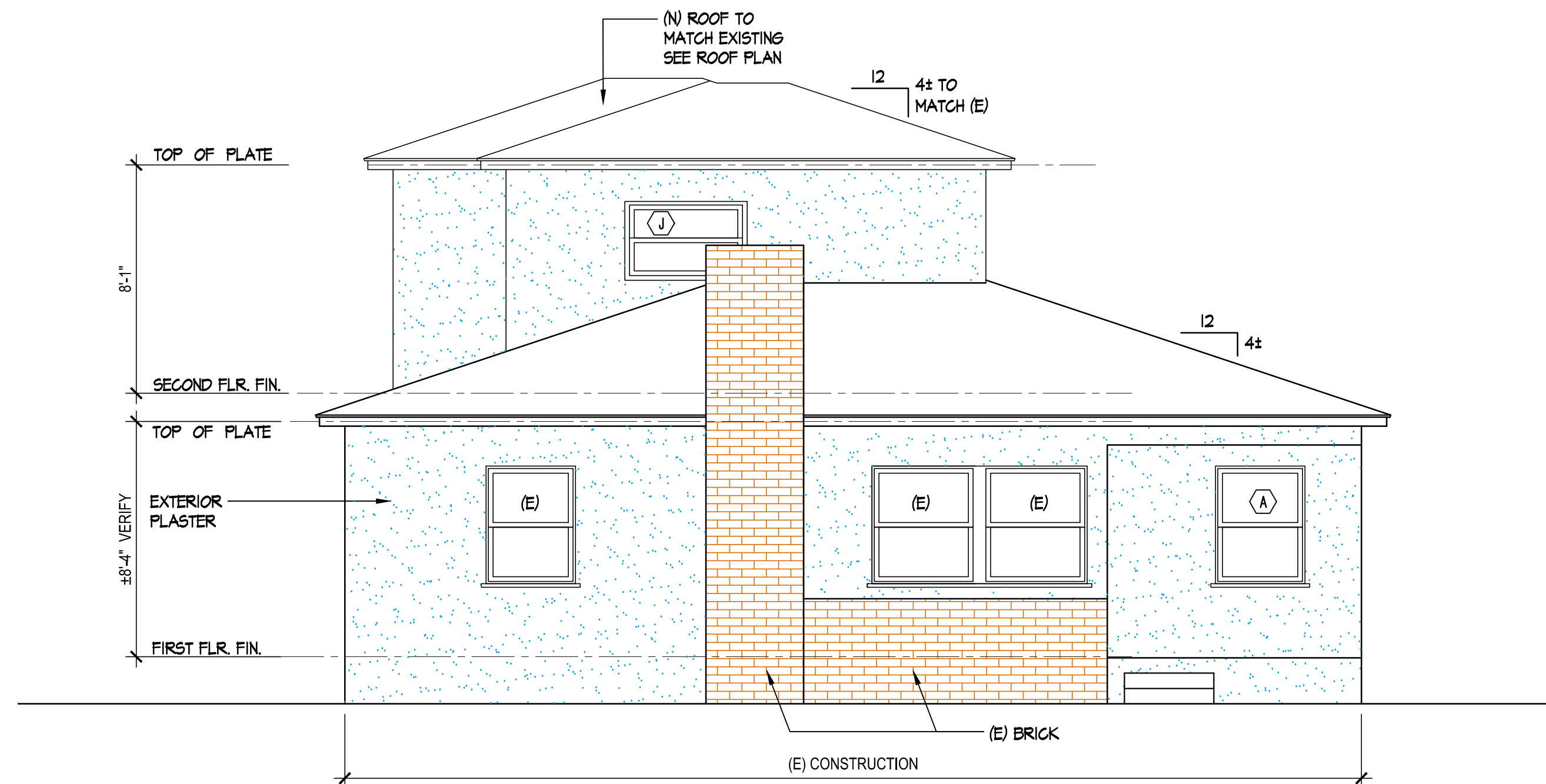
ELEVATIONS

11-4-19	: Date
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J. M.	: Checked
	: Reviewed
	: Project Number
AS SHOWN	: Scale

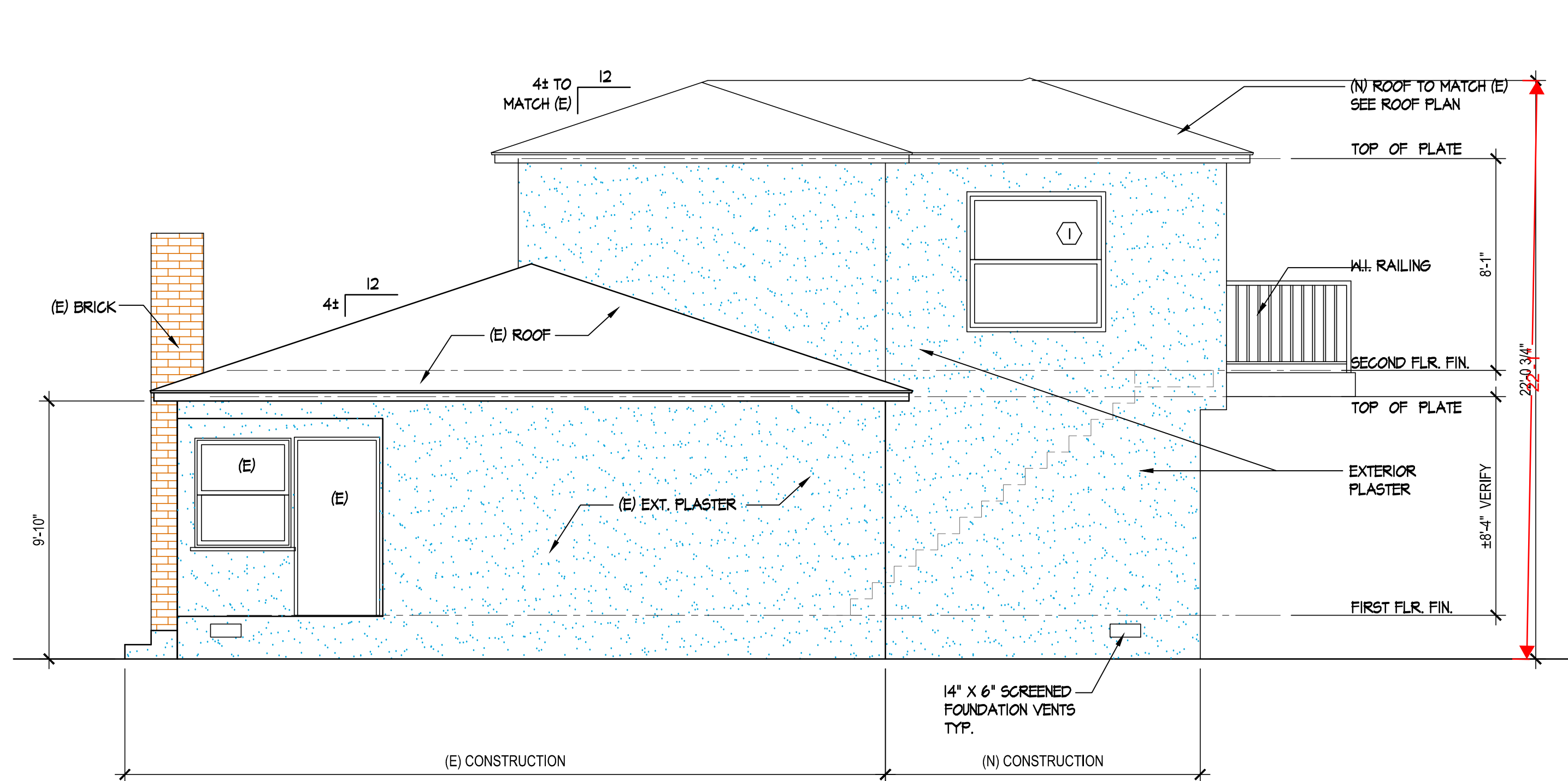
A.4



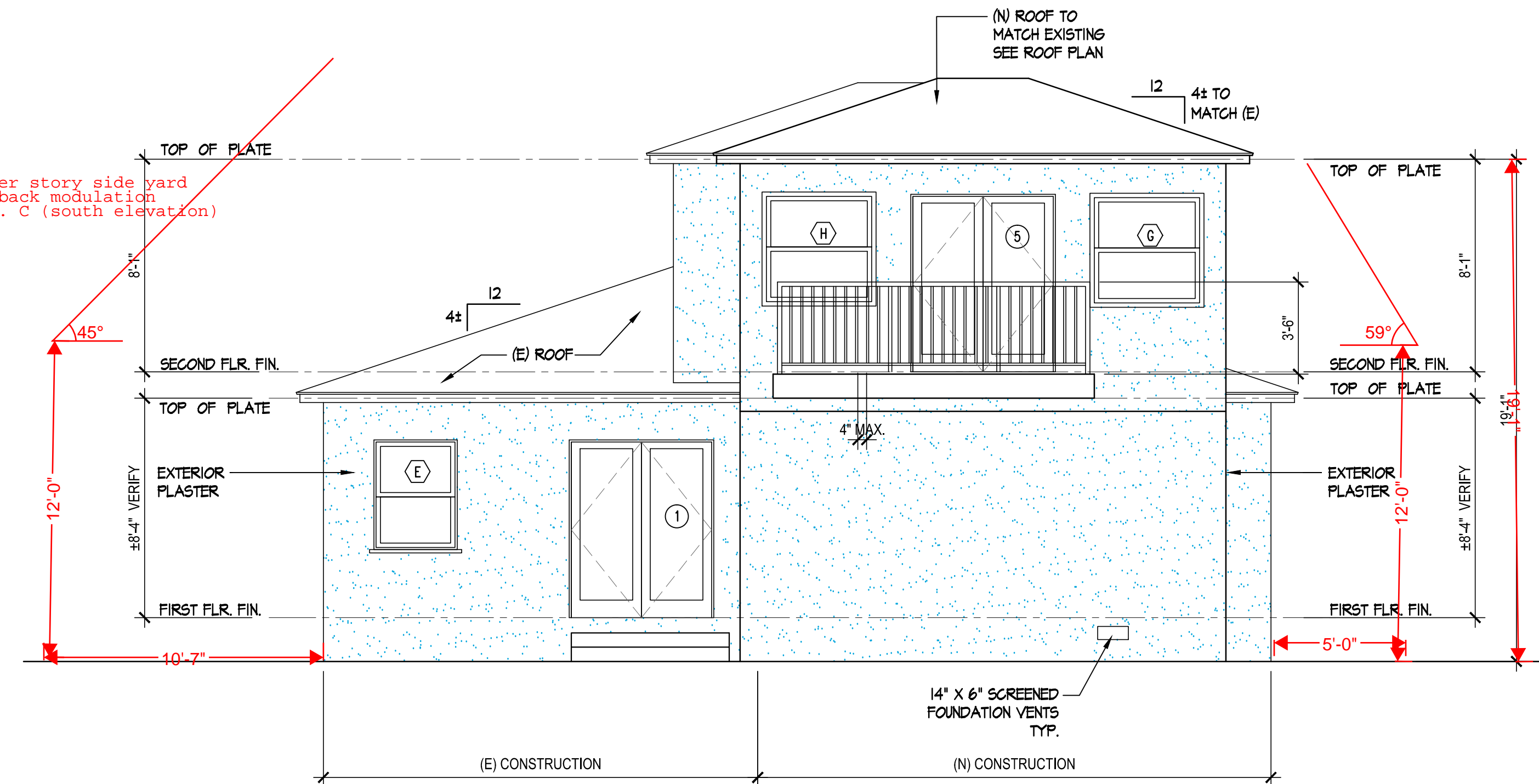
NORTH ELEVATION SCALE 1/4" = 1'-0" 2



WEST ELEVATION SCALE 1/4" = 1'-0" 1



SOUTH ELEVATION SCALE 1/4" = 1'-0" 4



EAST ELEVATION SCALE 1/4" = 1'-0" 3